



Spencer
& Leigh

49 Rustington Road, Hollingbury, Brighton, BN1 8DQ

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Offers Over £500,000 - Freehold

- Detached extended family home
- Three bedrooms
- 23' Open plan/living/dining/kitchen area
- Immaculate condition throughout
- Contemporary bathroom suite with shower over the bath
- Popular location with easy access to road networks
- Easy maintenance south facing rear garden
- Useful outside storage room
- Internal inspection highly recommended
- Exclusive to Spencer & Leigh

This charming detached house offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this extended home spans an impressive 997 square feet, providing ample space for families or those seeking a little extra room.

Upon entering, you will be greeted by an immaculate interior that has been thoughtfully designed to meet contemporary standards. The heart of the home features a modern fitted open-plan kitchen and living room, which is bathed in natural light thanks to the bi-fold doors that open seamlessly to the small south-facing rear garden. This delightful outdoor space is perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

In addition to the living areas, the property boasts a useful outside storage room, ensuring that you have plenty of space to keep your belongings organised. The overall condition of the home is exceptional, making it a move-in-ready option for prospective buyers or renters.

This property is not just a house; it is a place where memories can be made. With its desirable location in Brighton, you will find yourself close to local amenities, schools, and the beautiful coastline. This home truly represents an excellent opportunity for those looking to embrace a modern lifestyle in a sought-after area.



Hollingbury is a well-regarded residential area with excellent amenities nearby, including both a Sainsbury's Local and an Asda superstore within a short distance. The area is well served by primary and secondary schools, as well as open spaces such as Hollingbury Park and the Nature Reserve. London Road provides direct access to Preston Park Station, offering regular services to Gatwick Airport and London. Ditchling Road links efficiently to the city centre, including The Level, North Laine and the seafront.



Entrance

Entrance Hallway

Sitting/Dining Room/Kitchen
23'4 x 20'9

Bedroom
14'6 x 10'10

Bedroom
9'11 x 9'8

Family Bathroom
6'9 x 5'9

Stairs rising to First Floor

Bedroom
15'9 x 14'3

OUTSIDE

Storage
15'11 x 6'8

Rear Garden

Property Information

Council Tax Band C: £2,292.84 2026/2027

Utilities: Mains Gas, Mains Electric. Mains water and sewerage

Parking: Private driveway and un-restricted on street parking

Broadband: Standard 7 Mbps, Superfast 112 Mbps, Ultrafast

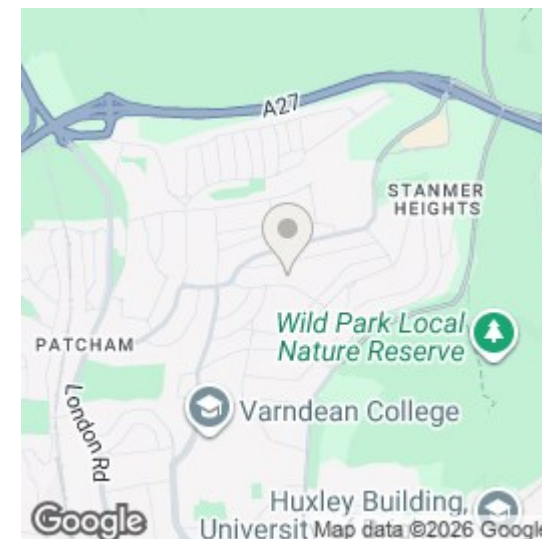
1800 Mbps available (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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Council:- BHCC

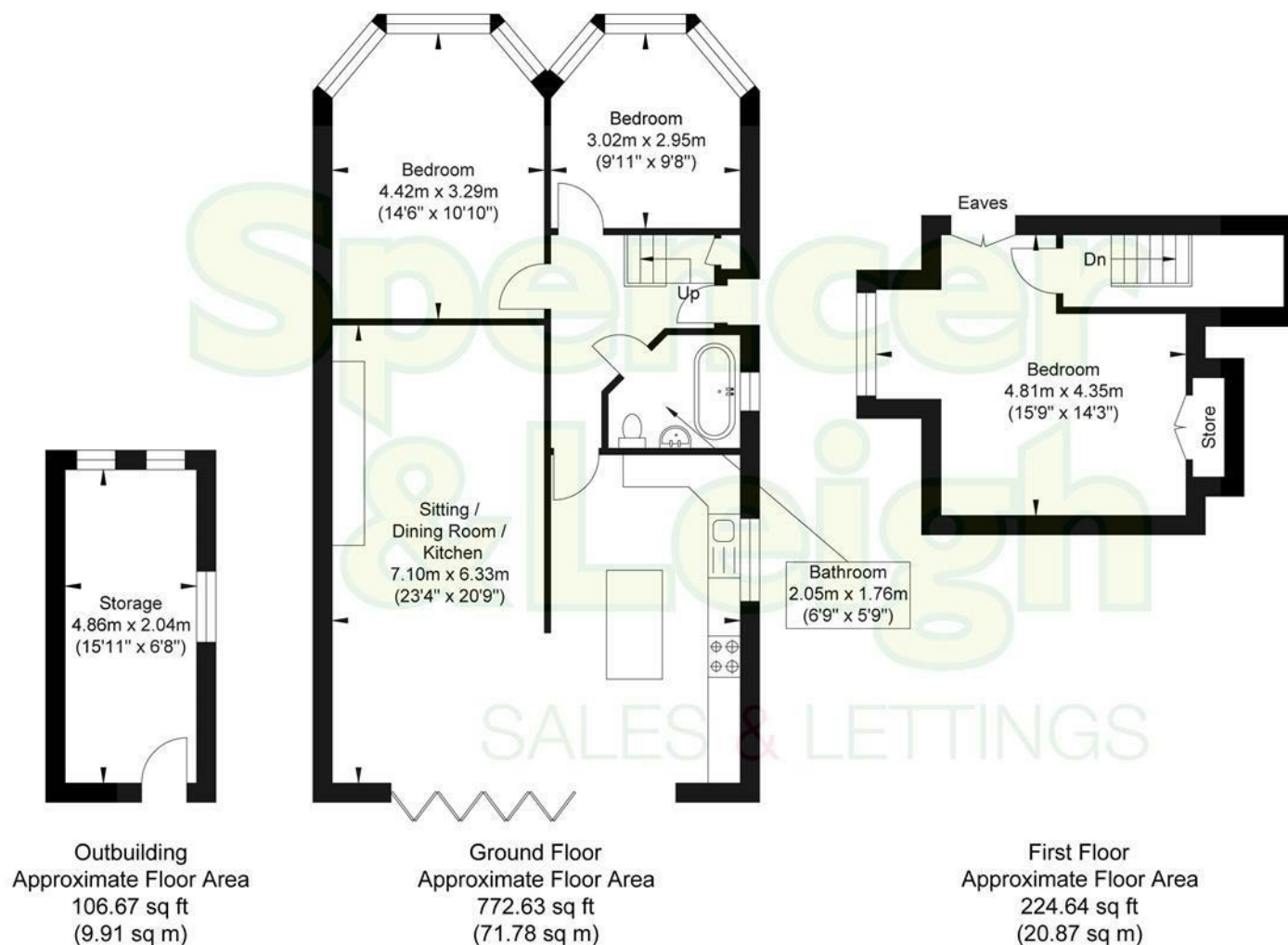
Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Rustington Road



Approximate Gross Internal Area (Excluding Outbuilding) = 92.65 sq m / 997.27 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.